

**ONLINE AUCTION**

- > GROUND FLOOR UNIT
- > PRIME TOWN CENTRE LOCATION
- > FRONT DINING / SALES AREA
- > REAR KITCHEN / STORE
- > ADDITIONAL EXTERNAL STORE
- > QUALIFIES FOR 100% SMALL BUSINESS RATES RELIEF
- > AUCTION DATE: 30TH MARCH 2021 @ 2.30 PM
- > GUIDE PRICE: £59,000

FOR SALE

**30 HIGH STREET, DALBEATTIE, DG5 4AA**

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[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)  
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**DESCRIPTION**

The subjects comprise a ground floor café / retail unit which forms part of a larger mid-terraced two storey and attic building, with single storey projection at the rear.

The property has a modernised sales frontage with tile clad finish and aluminium casement display window together with fully glazed entrance door.

The building is of traditional masonry construction under pitched and slated / corrugated metal sheet clad roofs.

The internal accommodation is as follows:

- Front Dining / Sales Area
- Rear Kitchen / Store
- Accessible Toilet
- Additional External Store & Toilet

The main dining / sales space has a carpet floor covering with papered / timber clad walls and suspended tile ceiling. The rear kitchen / store has a vinyl floor covering, tiled walls and painted ceiling.

There is a shared courtyard at the rear which is connected to the public footpath via a pedestrian pend.

FLOOR AREA	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	77.94	839

The above areas, which have been calculated from on-site measurements, are stated on a net internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.



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**LOCATION**

Dalbeattie is one of the largest towns within Dumfries & Galloway, with a population of around 4,500. Trade is also generated from those living, working or vacationing in the surrounding rural areas.

The town is accessed from the A75 trunk road via the A745 (Castle Douglas), B794 (Haugh of Urr) and the A711 which also provides a connection to the regional town of Dumfries.

The property occupies a prime trading location within the heart of Dalbeattie town centre.

Nearby occupiers include Marchbanks Bakers, Well Pharmacy, The Post Office, Gillespie Gifford & Brown, & The Co-op.

On-street parking is available along High Street however the property is also within a short walking distance of both town centre public car parks.

**SERVICES**

Mains water, electricity and drainage.

**RATING ASSESSMENT**

RV - £4,000.

The property therefore qualifies for 100% rates relief under the Small Business Bonus Scheme.

**PLANNING**

The property comprises a retail unit that has most recently been used as a café & takeaway. The unit is however suited to a variety of commercial uses, subject to both Landlord and Local Authority consents. Interested parties are advised to make their own planning enquiries direct with Dumfries & Galloway Council.

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**AUCTION DATE**

The auction will be held on 30<sup>th</sup> March 2021 at 2.30pm and interested parties should register at:

[www.shepherd.co.uk/commercial-auctions](http://www.shepherd.co.uk/commercial-auctions)

Buyers will be required to pre-register prior to approval of their bid.

**DEPOSIT**

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

**RESERVE PRICE**

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

**GUIDE PRICE**

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

**BUYER FEES**

Details of the buyer fees associated with this property can be found on the individual property page.

**LEGAL PACK**

The legal packs are available to view online

**VAT**

The property has not been elected for VAT and as such VAT will not be payable on the purchase price.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have an EPC Rating of 'Pending'

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**CONTACT DETAILS****Head of Property Auctions**

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**For further information or viewing arrangements please contact the sole agents:**

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